



Winchester TAB/CAC

Winchester Community Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

March 27, 2018

6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Stephanie Hicks at (707) 410-9405 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Kenneth Dayton – Chair
Judith Perez - Vice Chair
Robert O. Mikes, Jr.

John Delibos

Secretary:

Stephanie Hicks, (707) 410-9405, s.hicks58@yahoo.com

County Liaison:

Tamara Williams, (702) 455-0560, TGW@ClarkCountyNV.gob

I. Call to Order, Invocation, Pledge of Allegiance, Roll Call

II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

III. Approval of March 13, 2018 Minutes (For possible action)

IV. Approval of Agenda for March 27, 2018 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

VI. Planning & Zoning

1. **UC-18-0166-RICCIO, CLAIRISSA:**

USE PERMITS for the following: **1)** allow an existing accessory structure to not be architecturally compatible with the existing principal building (single family residence); and **2)** waive all applicable design standards for the existing accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation between the existing principal building and an existing accessory structure; and **2)** reduce setback for an existing accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Raindance Way, and 180 feet west of Gaucho Drive within Winchester. CG/md/ma (For possible action) **04/17/18 PC**

2. **ET-18-400040 (DR-0289-09)-2755 LAS VEGAS, LLC:**

DESIGN REVIEW SECOND EXTENSION OF TIME to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

WAIVER OF CONDITIONS of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

3. **ET-18-400042 (UC-0489-08)-2755 LAS VEGAS, LLC:**

USE PERMIT SECOND EXTENSION OF TIME to commence deviations to development standards.

DEVIATIONS for the following: **1)** permit a roof sign; **2)** reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); **3)** reduce the separation between free-standing signs and monument signs; **4)** increase wall sign projection; **5)** increase temporary sign area; and **6)** all other deviations per plans on file.

WAIVER OF DEVELOPMENT STANDARDS reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.

DESIGN REVIEWS for a sign package including the following: **1)** increase animated sign area; **2)** increase projecting sign area and height; **3)** increase the average letter height for wall signs; and **4)** temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

4. **ET-18-400043 (UC-0932-06)-2755 LAS VEGAS, LLC:**

USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** a resort hotel/casino consisting of 2,929 hotel rooms; **2)** 959 resort condominium units; **3)** public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment

areas, offices, meeting and convention areas, back-of-house areas, and parking structures; **4)** increase the height of the high-rise tower; **5)** kitchens within the rooms; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** a construction office and office within the parking structure; and **8)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce the on-site parking requirements; **2)** reduce the number of loading spaces; **3)** permit tandem parking spaces; **4)** encroachment into airspace; and **5)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino and resort condominium high-rise tower; **2)** water features; and **3)** all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

5. **ET-18-400044 (UC-0233-07)-2755 LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**
6. **ET-18-400045 (DR-0213-08)-2755 LAS VEGAS, LLC:**
DESIGN REVIEW SECOND EXTENSION OF TIME to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**
7. **ET-18-400046 (UC-0698-07)-2755 LAS VEGAS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** increased building height; and **2)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce the on-site parking requirements; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEW for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**
8. **ET-18-400047 (UC-1515-06)-2755 LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to commence deviations to development standards.
DEVIATIONS for the following: **1)** permit alternative landscaping; and **2)** permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**
9. **ET-18-400048 (UC-1242-06) - 2755 LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to commence office buildings (modular buildings).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping requirements; and **2)** eliminate the required trash enclosure.

DESIGN REVIEW for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

VII. General Business

None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: April 10, 2018

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Winchester Community Center: 3130 S. McLeod Dr., Las Vegas, NV 89121

Fast & Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121

United States Postal Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

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YOLANDA KING, County Manager